

WILLARD CITY CORPORATION PC071615

DATE: July 16, 2015
TIME: 6:30 p.m.
PLACE: Willard City Hall
ATTENDANCE: Chairperson – Terry Ross
Commissioners: Sidney Bodily, Leslie Meyer, Jasmine Baker, Gary Hart, Chandler Bingham
Bryce Wheelwright - City Planner (non-voting member)

EXCUSED: Michelle Mund, Gaylene Nebeker
CITIZENS: See attached sheet

1. **Prayer – Gary Hart**
2. **Pledge of Allegiance – Leslie Meyer**
3. **General Public Comment (Input for items not on the agenda)**
5. **Approval of Minutes**
 - a. **June 4, 2015 Minutes**
 - b. **June 18, 2015 Minutes**

The minutes of the June 4, 2015 Planning Commission meeting were reviewed. A motion was made by Commissioner Meyer to approve the above minutes as written. The motion was seconded by Commissioner Bingham. The motion carried.

City Planner Wheelwright asked if the Planning Commission members had any questions they would like answered. Commissioner Meyer asked if there was any new information on the new park, she noticed they are in the process of tearing down the house on 100 North and asked if there was anything new on the one across the street that burned down. City Planner Wheelwright stated there has been lots of interest from individuals who are wanting to buy the property. Commissioner Meyer asked if the road leading up to the park was going to be widened. City Planner Wheelwright stated not that he is aware of. He did say the engineer has designed the grading for the project and is putting together a bid package that should be ready to go within the next month. Commissioner Bingham asked which design they went with. City Planner Wheelwright stated it was an accumulation of some of the plans. The plan was designed with a pond by the spillway but the safety individuals from the State said they could not put it there because it then becomes a damn and would involve a whole new set of standards. There will be a pond up by the parking area that will become the year around pond. Commissioner Bingham asked how it would remain a debris basin. City Planner Wheelwright stated there will be a debris basin above and will catch the debris and then continue to the spillway, there will still be trails and pavilions throughout the area. Chairperson Ross asked about the front of the dike area. City Planner Wheelwright stated it will still be beautified.

City Planner Wheelwright reported that the 200 West trail has become a big hit and

stated individuals from the Wasatch Front Regional Council and BRAG (Bear River Association of Government) walked the trail and were very impressed and are pushing for funding to continue the trail south and they would like to use the design of the plan for the whole region. Commissioner Meyer asked how long the pavement was. City Planner Wheelwright stated it is a mile and a tenth. They will be a drinking fountain at of 750 North within the next month. Commissioner Bingham asked about the Perry City side not being complete. City Planner Wheelwright stated Perry City wants to continue but they could not secure the funding like what Willard City received. When the time comes for Perry City to complete the trail it will go all the way to the KOA road and will have a bike lane continuing on 1200 West to Brigham City and the Wasatch Front Regional Council would like to come from the Weber County line along the old railroad easement and connect to the 200 West trail.

Commissioner Bodily asked about the Nuisance Ordinance. City Planner Wheelwright stated the Police Chief and Willard City Attorney have meet and are working out several issues. Commissioner Bodily stated there are several properties around town that need to be addressed. City Planner Wheelwright stated the individual on 100 South and 200 East has been given a citation. The Commissioners suggested a drive-by be done at several locations and decide the best way to handle it. City Planner Wheelwright stated he would draft a letter from the Planning Commission to the Attorney and Police Chief asking that they finish up with the ordinance so nuisances can be addressed.

Chairperson Ross asked if there was anything new with Doug Young. City Planner Wheelwright said that Doug has meet with the property owners and are coming up with a mutually agreed plan and will be presenting it at a future meeting.

Commissioner Baker asked about John Lewis. City Planner Wheelwright said they submitted a final plan the engineer has reviewed it and has several issues that he has forwarded to their engineer. Commissioner Bingham asked about water. City Planner Wheelwright stated there is enough water for Phase 1 and wants to work with Willard on a tank and John will be working on financing. The engineer has looked at the water shed and roads. There are some catch basins that need to remain and Granite Ridge will be counting this as open space. There is a Development Agreement that has been agreed to and signed and we have to make sure the final plat adheres to the road widths. There was discussion held on the upper roads and if they will tie into the Granite Ridge roads. City Planner Wheelwright stated the Fire Department has signed off on the plan. There was discussion held on an alternative exit out of the development.

Commissioner Bodily asked about Joel Murray. City Planner Wheelwright stated Joel Murray has asked for a re-zone on the property. He stated re-zoning will be the training topic for tonight.

4. **Discussion Item**

a. Training Session

City Planner Wheelwright presented information and requirements for re-zoning.

*Criteria for a re-zone must meet our land use goals of the city and cannot put the city in a financial bind and must be contiguous with the same zoning.

*Planning Commission reviews to make sure the above criteria is met and then send to the City Council for acceptance or denial.

A discussion was held on the difference between a re-zone and PUD. Also a discussion held on the Land Use Map being put on the agenda for the next meeting.

6. **Commissioner Comments/Staff Comments**

*Review Section 12-110

*Review of Minor Subdivision Applications

7. **Adjourn**

A motion was made by Commissioner Meyer to adjourn the July 16, 2015 Planning Commission meeting. The motion was seconded by Commissioner Bingham. The motion carried. The meeting adjourned at 7:20 p.m.

Minutes were read individually and approved on **August 6, 2015**

Planning Commission Chair Person
Terry Ross

Planning Commission Secretary
Gaylene Nebeker